

STANDARD APPLICATION  
**Harford County**  
**Board of Appeals**  
Bel Air, Maryland 21014

HARFORD COUNTY COUNCIL

Shaded Areas for Office Use Only

RECEIVED

JAN 20 2005

Case No. 5471  
Date Filed 01/13/05  
Hearing Date \_\_\_\_\_  
Receipt \_\_\_\_\_  
Fee \$ 400

Type of Application

- ☒ Administrative Decision/Interpretation  
☒ Special Exception  
☐ Use Variance  
☐ Change/Extension of Non-Conforming Use  
☐ Minor Area Variance  
☐ Area Variance  
☐ Variance from Requirements of the Code  
☐ Zoning Map/Drafting Correction

Nature of Request and Section(s) of Code \_\_\_\_\_

CASE 5471 MAP 64 TYPE Special Exception

ELECTION DISTRICT 01 LOCATION 221 Philadelphia Rd., Joppa

BY Felton L. Barner

Appealed because a special exception pursuant Sec. 267-53F (8) of the Harford County Code to allow a personal-care boarding home in the R1 district requires approval by the Board.

**NOTE:** A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

Owner (please print or type)

Name FELTON L. BARNER Phone Number 410-679-4702  
Address 221 PHILADELPHIA RD JOPPA MD 21085  
Street Number Street City State Zip Code

\* Co-Applicant FELTON BARNER, JR. Phone Number 410-381-5035  
Address 6749 SEWELLS ORCHARD DR. COLUMBIA MD 21045  
Street Number Street City State Zip Code

Contract Purchaser \_\_\_\_\_ Phone Number \_\_\_\_\_  
Address \_\_\_\_\_  
Street Number Street City State Zip Code

Attorney/Representative \_\_\_\_\_ Phone Number \_\_\_\_\_  
Address \_\_\_\_\_  
Street Number Street City State Zip Code

\* PLEASE DIRECT ALL COMMUNICATIONS  
TO FELTON BARNER, JR.

## Land Description

Address and Location of Property 221 PHILADELPHIA RD. IN TOPPA, MD

Subdivision \_\_\_\_\_

Lot Number \_\_\_\_\_

Acreage/Lot Size 2.37 AC Election District 01

Zoning RESIDENTIAL (R1)

Tax Map No. 64 Grid No. 3F Parcel 61 Water/Sewer: Private SEWER Public WATER

List ALL structures on property and current use: ONE 2-STORY RESIDENTIAL HOUSE.  
TWO STORAGE SHEDS IN BACKYARD ABOUT 120 FEET FROM HOUSE.

Estimated time required to present case: 15 MINUTES

If this Appeal is in reference to a Building Permit, state number N/A

Would approval of this petition violate the covenants and restrictions for your property? NO

Is this property located within the County's Chesapeake Bay Critical Area? Yes \_\_\_\_\_ No ✓

If so, what is the Critical Area Land Use designations: \_\_\_\_\_

Is this request the result of a zoning enforcement investigation? Yes \_\_\_\_\_ No ✓

Is this request within one (1) mile of any incorporated town limits? Yes \_\_\_\_\_ No ✓

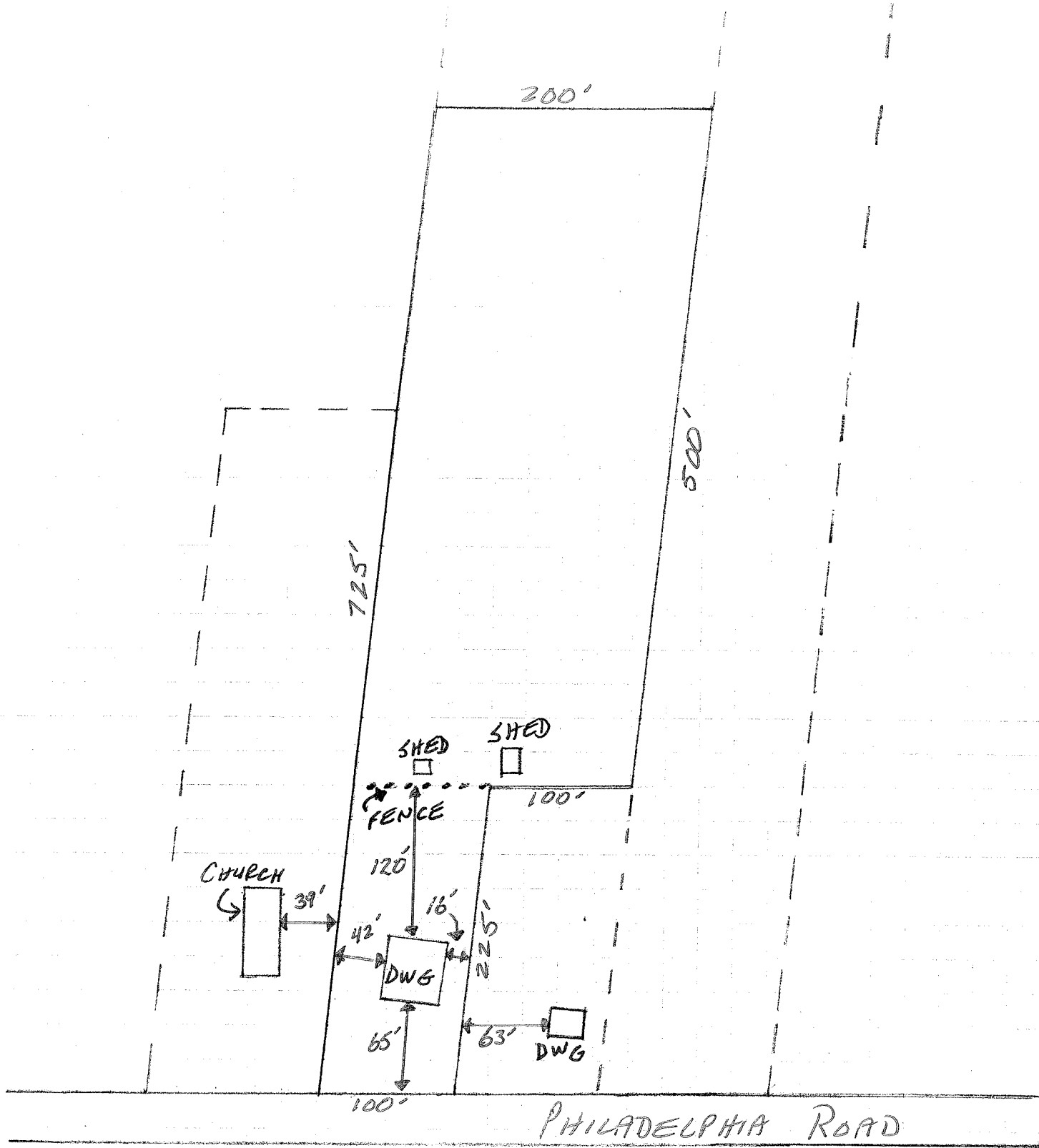
## Request

SPECIAL EXCEPTION FOR A PERSONAL CARE BOARDING HOME.  
CONVERTING THE 5-BEDROOM HOUSE INTO A 4-5 BED ELDER  
CARE HOME.

## Justification

TO OPEN A SMALL (UP TO 5 BEDS) ELDER CARE FACILITY  
IN A RESIDENTIAL SETTING.

If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)



PLOT PLAN FOR:  
221 PHILADELPHIA ROAD  
JOPPA, MD 21085